



Roxann Wedegartner
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Allen, Jim (2022)
Eash, Emily (2023)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of February 18, 2021 6:00 p.m.

Webex Meeting

Chairperson Charles Roberts called the Planning Board meeting open at 6:00 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

PB MEMBERS PRESENT: Charles Roberts, Chairperson; George Touloumtzis, Vice-chair; Jim Allen; and Alternates Amy McMahan and Mark Maloni

Chairperson Roberts elevated Mark Maloni to a voting member.

Approval of Minutes:

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 5:0:0 to approve the meeting minutes of January 21, 2021.

ZBA Recommendations:

- a. Application of Conway Street, LLC for property located at 223-225 Conway Street (Assessor's Map 83, Lot 23), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E)(2) and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the frontage requirement of 75 feet to 71 feet for the conversion of a two-family home to a three-family home at this location.

Carl Woodruff explained the request to the Board. The Board had no issues or concerns.

MOTION: Moved by Touloumtzis, seconded by Eash, and voted 5:0:0 to forward a positive recommendation to the ZBA on the application of Conway Street, LLC for property located at 223-225 Conway Street (Assessor's Map 83, Lot 23), which is located in the Urban Residential (RA) Zoning District, for a Special Permit pursuant to Sections 200-5.3(E)(2) and 200-8.3 of the Zoning Ordinance in order to allow a reduction of the frontage requirement of 75 feet to 71 feet for the conversion of a two-family home to a three-family home at this location.



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- b. Application of Wedgewood Gardens, Inc. for property located at 141 Mohawk Trail (Assessor's Tax Map 46, Lot 20), which is located in the General Commercial (GC) Zoning District, for a modification of the special permit approved on November 14, 2019, in order to allow a curb cut onto Woodard Road in the area of the ATM at this location.

The Applicant's attorney, Isaac Mass, presented the request to the Board. He stated that Wedgewood Gardens, Inc. would snow plow the access way. The Board discussed recommending to the ZBA that they reduce the off-street parking requirements by three (3) spaces to negate any awkward parking in the area of the access way.

MOTION: Moved by Eash, seconded by Maloni, and voted 5:0:0 to forward a positive recommendation to the ZBA on the application of Wedgewood Gardens, Inc. for property located at 141 Mohawk Trail (Assessor's Tax Map 46, Lot 20), which is located in the General Commercial (GC) Zoning District, for a modification of the special permit approved on November 14, 2019, in order to allow a curb cut onto Woodard Road in the area of the ATM at this location with the following recommendation:

- Eliminate three (3) off-street parking spaces for Applebee's in the area of the proposed access way to negate any awkward parking in this area.

Action Items:

- a. Nomination of a Clerk for the Planning Board.

MOTION: Moved by Maloni, seconded by Roberts, and voted 5:0:0 to nominate Emily Eash as Clerk of the Planning Board.

- b. Planning Board deliberation on the proposed zoning amendments for which a joint public hearing with the EDC was held on February 9, 2021.

The Board discussed the limit of eight (8) marijuana retail establishments in the City of Greenfield as well as potential cultivation facilities in Greenfield. The Board reached consensus to forward a positive recommendation to the City Council on the EDC's final language for the proposed zoning amendment. The Board reached consensus to include marijuana product manufacturing as an accessory use to a marijuana cultivation facility in addition to marijuana retail as an accessory use to a marijuana cultivation facility.

MOTION: Moved by Touloumtzis, seconded by Maloni, and voted 5:0:0 to forward a positive recommendation to the City Council on the proposed zoning amendment to eliminate the Tier 1 limit for marijuana cultivation facilities within the Rural Residential (RC) Zoning District submitted by Greenfield Greenery, LLC using the



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language in the memo dated February 17, 2021 from Eric Twarog, Director of the Department of Planning and Development.

c. Nomination of a Planning Board member to the Community Preservation Committee.

MOTION: Moved by Maloni, seconded by Touloumtzis, and voted 5:0:0 to nominate Mark Maloni as the Planning Board representative on the Community Preservation Committee.

No Board/Committee reports.

Adjournment:

MOTION: Moved by Touloumtzis, seconded by Roberts, and voted 5:0:0 to adjourn the Planning Board meeting at 7:41 p.m.

Respectfully Submitted,

Emily Eash, Acting Clerk
Greenfield Planning Board